

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or disapprove the use of the property.

1. Non-conforming use, as a dental office, and second floor apartment as the use has previously been used in accordance with the zoning regulations of Baltimore County, and has been continuous.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) Thomas J. Walsh, Veronica L. Walsh

Signature: Thomas J. Walsh, Veronica L. Walsh

Address: Dr. William Leboe, D.D.S. (tenant)

City and State: Baltimore, Maryland 21234

Attorney for Petitioner: Peter M. Levin, Esquire

(Type or Print Name) Address: 2001 E. Joppa Road, 661-2423

Signature: Peter M. Levin, Esquire

Address: Baltimore, Maryland 21234

City and State: Baltimore, Maryland 21234

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

c/o Dr. William Leboe

Name: 78 Dundalk Avenue

Address: Baltimore, Maryland 21222

City and State: Baltimore, Maryland 21222

Attorney's Telephone No.: 78 Dundalk Avenue

Address: Baltimore, Maryland 21222

City and State: Baltimore, Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of December, 1980, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 3rd day of February, 1981, at 9:30 o'clock

A. M.

Very truly yours,

William E. Hammond

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

- Damage to the improvement by fire or other casualty to the extent of seventy-five percent of its replacement cost at the time of such loss shall terminate the nonconforming use herein granted.
- On site or off site parking shall be arranged to minimize the parking problems, and the patients shall be advised of these arrangements.
- Approval of the aforementioned site plan by the Department of Public Works, the Department of Permits and Licenses, and the Office of Planning and Zoning.

Very truly yours,  
William E. Hammond  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE: March 9, 1981

BY: [Signature]

ADMINISTRATIVE ASSISTANT

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

090  
Nicholas B. Commodari  
Chairman

### MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Peter M. Levin, Esquire  
2001 E. Joppa Road  
Baltimore, Maryland 21234

RE: Item No. 105  
Petitioner - Thomas J. Walsh, et ux  
Special Hearing Petition

Dear Mr. Levin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to prove that the existing use i.e. dentists office on the first floor and apartment on the second floor is non-conforming, this Special Hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the existing building. If you have any questions concerning this comment you may contact Mr. Ted Burman at 494-3937 for his further explanation.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
Nicholas B. Commodari, Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: EBC Engineering Corp.  
1921 York Road  
Timonium, Md. 21093



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

January 19, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #105 (1980-1981)  
Property Owner: Thomas J. & Veronica L. Walsh  
W/S Dundalk Avenue 263.78' S. of Sunship Rd.  
Acres: 18.00/16.87 x 121.66/119.54  
District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved.

This property comprises Lot 10, Block 1, Dundalk Manor, recorded L.M.L.M. 9, Folio 49.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 105 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

F-SE Key Sheet  
14 SE 17 Pos. Sheet  
SE 4 E Topo  
103 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR

December 30, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #105, Zoning Advisory Committee Meeting, December 2, 1980, are as follows:

Property Owner: Thomas J and Veronica L. Walsh  
Location: W/S Dundalk Avenue 263.78' S. of Sunship Road  
Acres: 18.00/16.87 X 121.66/119.54  
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 7, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #105, Zoning Advisory Committee Meeting of December 2, 1980, are as follows:

Property Owner: Thomas J. & Veronica L. Walsh  
Location: W/S Dundalk Ave. 263.78' S. of Sunship Rd.  
Existing Zoning: D.R. 10.5  
Proposed Zoning: Special Hearing to approve a non-conforming use as a dental office and second floor apartment.  
Acres: 18.00/16.78 X 121.66/119.54  
District: 12th

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forgas, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Thomas J. & Veronica L. Walsh

Location: W/S Dundalk Avenue 263.78' S. of Sunship Road

Item No.: 105 Zoning Agenda: Meeting of December 2, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The herein petition, to determine the existence, nature, and extent of a nonconforming use of the subject property as a dental office on the first floor and a non-owner occupied apartment on the second floor, was filed as a result of a violation hearing (Case No. 81-176-V).
2. The petitioners, Thomas J. Walsh and Veronica L. Walsh, his wife, purchased the subject property, known and designated as 78 Dundalk Avenue, on August 5, 1980, from Dr. Jacob E. Pollack and his wife. At the time of their purchase, Dr. William Leboe, D.D.S., and Dr. Terry Berger utilized the first floor as their dental office.
3. Testimony by and on behalf of the petitioners, together with affidavits of Dr. Jacob E. Pollack and his wife and Dr. Stephen J. Gandel, D.D.S., President of Drs. Gandel & Gandel, P.A. (Defendants' Exhibits 1 and 2 of the aforementioned case), revealed that Dr. Pollack purchased the subject property on June 19, 1933, conducted his dental practice on the first floor, and occupied the second floor as his residence. This arrangement continued until 1942 when Dr. Pollack and his family moved from the second floor apartment, at which time he rented it to Mrs. Lillian Dotter. He continued his dental practice on the first floor until he sold the practice to the Gandel professional association in September, 1973. Their dental practice was operated at this location under a lease arrangement with Dr. Pollack until June, 1980, when it was sold to Dr. William Leboe, who assumed responsibility under the terms of Gandel's lease (Petitioners' Exhibit 1). The second floor continued to be rented to Mrs. Dotter from 1942 to the date of the hearing (Petitioners' Exhibit 2).
4. Mr. Maurice Hedges, President of the St. Helena Improvement Association, testified that he has lived in the area since 1942, that Dr. Pollack had his office on the first floor of 78 Dundalk Avenue at that time, and that the premises has been used continuously from that date to the date of the hearing. His only objection was that the use has compounded the parking problem in the area of the subject site.
5. Testimony further indicated that there has been no exterior improvement to the existing structure which would constitute an enlargement or extension of the nonconforming use.
6. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of March, 1981, that a nonconforming use for a dental office on the first floor and an apartment on the second floor of the improvement, as shown on the site plan prepared by HSC Engineering Corporation, dated October 31, 1980, has existed and has been conducted on the property known and designated as 78 Dundalk Avenue since 1933 and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

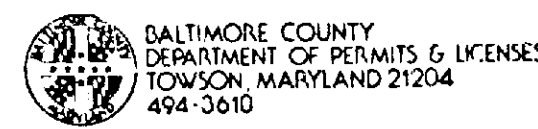
1. Abandonment or discontinuance for a period of one year or more of either or both of the uses shall terminate the nonconforming use herein granted.

THIS AGREEMENT, made this 3rd day of December, 1979, between JACOB E. POLLACK and ELEANORA POLLACK, his wife, LESSORS; and DRS. CANDEL & CANDEL, P.A., LESSEES:

WITNESSETH, that the said Lessors do hereby demise and lease unto the said Lessees, the first floor and basement of property No. 78 Dundalk Avenue, Dundalk, Baltimore County, Maryland, the term of FIVE YEARS, beginning on the 1st day of November, 1979, and ending on the 30th day of November, 1984, at and for the monthly rental of TWO HUNDRED FIFTY DOLLARS (\$250.00) during the first and second years of the term; TWO HUNDRED SEVENTY-FIVE DOLLARS (\$275.00) during the third and fourth years and THREE HUNDRED DOLLARS (\$300.00) during the fifth year of the term, PAYABLE IN ADVANCE, or before the 1st day of each month; the first payment thereof having heretofore been paid, the receipt whereof is hereby acknowledged by the Lessors.

AND the said Lessees hereby covenant with the said Lessors to pay the rent aforesaid, keep the premises in good order, and to surrender the peaceful and quiet possession of the same at the end of the said term in as good condition as when received, (the natural wear and decay of the property and unavoidable accidents excepted) and further, that the said Lessees will not do, suffer or permit anything to be done, in or about the premises which will contravene the policy of insurance loss by fire; nor use, nor permit their use, for the purposes other than those of a dental office and/or private household and will not at any time assign this agreement or sublet the property thus let or any portion thereof, without the consent in writing of the said Lessors or their representatives, said consent not to be unreasonably withheld; and further, that whatever alterations or repairs the said Lessees shall be permitted to make shall be done at his own expense.

IT IS FURTHER AGREED, that if the rent shall be ten (10) days in arrears, the Lessors shall have the right to distrain for



Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #105 Zoning Advisory Committee Meeting, December 2, 1980  
are as follows:

Property Owner: Thomas J. & Veronica L. Walsh  
Location: 78 Dundalk Avenue, 263.78' S of Sunship Road  
Existing Zoning: D.R. 10.5  
Proposed Zoning: Special Hearing to approve a non-conforming use as a dental office and second floor apartment

Acres: 18.00/16.87 X 121.66/119.54  
District: 12th

The items checked below are applicable.

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - It is assumed the North and South walls are 2 hour masonry party walls. Please review Section 905.6.3. The Handicap Code may also be applicable here unless a waiver can be granted.  
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Sullivan  
Charles E. Sullivan, Chief  
Plans Review

the same, and to re-enter and take possession; and if the Lessees shall violate any of the foregoing, covenants on their part here-in made, the Lessors shall have the right without formal notice to re-enter and take possession; and if the property shall be destroyed or rendered untenable by fire or unavoidable accident, the tenancy hereby created shall thereby be terminated thereunder, and all liability for rent thereunder shall cease upon payment proportionately to the day of fire or unavoidable accident. Lessees shall have ten (10) days after notice of default to cure said default.

The Lessees shall be responsible for the payment of all utilities for the entire building, including heating, hot water, gas and electricity.

The Lessees shall be responsible for repairs and maintenance of the premises and for lawn care. The Lessor shall be responsible for repairs and maintenance of the second floor apartment and for all repairs and maintenance of the roof, walls and structural components of the entire building.

The Lessors shall be obligated to keep the heating and air conditioning systems in good repair, and if the same become in-operative or in need of replacement, the Lessors shall be obligated to pay for the same.

The Tenant on the second floor shall pay to the Lessees, \$20.00 per month during the months of June through September to cover the cost of air conditioning used on the second floor.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Agreement.

WITNESS the hands and seals of the parties hereto the day and year first above written.

WITNESS:

Jacob E. Pollack (SEAL)  
Eleanora Pollack (SEAL)

Jacob E. Pollack (SEAL)  
Eleanora Pollack (SEAL)

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland -- 21204

Date: December 1, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 2, 1980

RE: Item No: 103, 104, 105, 106, 107, 108  
Property Owner:  
Location:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

ATTEST:

Larry H. Gandel, Secretary

DRS. CANDEL & CANDEL, P.A.

By: Stephen J. Gandel, President (SEAL)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
W/S of Dundalk Ave., 263.78' :  
S of Sunship Rd., 12th District : OF BALTIMORE COUNTY

THOMAS J. WALSH, et ux, Petitioners : Case No. 81-136-SPH

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### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 13th day of January, 1981, a copy of the foregoing Order was mailed to Peter M. Levin, Esquire, 2001 E. Joppa Road, Towson, Maryland 21204, Attorney for Petitioners; and Dr. William Leboe, D.D.S., 78 Dundalk Avenue, Baltimore, Maryland 21222, Tenant.

John W. Hession, III

IN RE: 78 Dundalk Avenue

\* Baltimore County  
\* Office of Planning and Zoning  
\*  
\* Case #: 81-176V

\*\*\*\*\*

### AFFIDAVIT

STATE OF MARYLAND, COUNTY OF BALTIMORE

Lillian Dotter, of 78 Dundalk Avenue, Baltimore, Maryland 21222, being first duly sworn, on her oath does testify on her personal knowledge, information and belief, and being competent to testify as to matters set forth herein testifies to the following:

1. That your Affiant is 20 years of age, and due to her age, it would be a hardship for the Affiant to appear at the Zoning Hearing in the abovesaid matter, but the Affiant desires to present material testimony as to her knowledge as to events material to the issue of nonconforming use.
2. That the Affiant, Lillian Dotter, has resided in the second floor apartment of 78 Dundalk Avenue since 1942.
3. That Lillian Dotter, your Affiant, moved to the second floor apartment on the same day that Dr. and Mrs. Pollack terminated their tenancy in 1942.
4. That Lillian Dotter, your Affiant, has been the tenant of Dr. Jacob E. Pollack and Eleanora Pollack, his wife, from 1942 until the property was sold by Dr. and Mrs. Pollack to Mr. and Mrs. Thomas J. Walsh, III on August 5, 1980.
5. That on the sale of 78 Dundalk Avenue that Mrs. Dotter then became the tenant of Mr. and Mrs. Walsh, III, and has been paying her rent to them since 1980.

I declare under the penalties of perjury that the foregoing is true and correct.

Lillian Dotter

Subscribed and Sworn to before me this 13th day of January, 1981.



by the abovenamed Lillian Dotter, known to me to be the person whose name is the affiant in the abovesaid Affidavit.

William E. Hammond  
Notary Public

My Commission Expires:

July 1982



# HSC ENGINEERING CORP.

ARCHITECTS - ENGINEERS - CONTRACTORS  
1921 YORK ROAD TIMONUM, MARYLAND 21093  
PHONE (301) 252-7770

Abbreviated Property Description - 78 Dundalk Avenue

Beginning for the same on W side of Dundalk Avenue at a point distant 263.786 ft. southerly from intersection of W side of Dundalk Ave. and S side of Sunship Rd., thence S 69° 38' W passing thru center of a partition wall there situate 119.548' to E side of common use 14 ft. alley, thence binding thereon S 13° 14' 57" E 16.87', thence running easterly thru center of another partition wall there situate the two following courses and distances - N 70° 48' 8" E 61.664' and N 69° 38' E 60' to W side of Dundalk Ave., and thence binding thereon N 20° 22' W 18' to place of beginning. Known as Lot No. 10, Block No. 1 as shown on plat of Dundalk Manor in land records of Baltimore County in Plat Book 9, folio 49. Improvements thereon known as No. 78 Dundalk Avenue.

OFFICE COPY

March 9, 1981

Peter M. Levin, Esquire  
2001 East Joppa Road  
Baltimore, Maryland 21234

RE: Petition for Special Hearing  
W/S of Dundalk Avenue, 263.78' S  
of Sunship Road - 12th Election  
District  
Thomas J. Walsh, et ux -  
Petitioners  
NO. 81-136-SPH (Item No. 105)

Dear Mr. Levin:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: Mr. Maurice Hedges, President  
St. Helena Improvement Association  
256 St. Helena Avenue  
Baltimore, Maryland 21234

John W. Hessian, III, Esquire  
People's Counsel

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
Office of Planning and Zoning  
Date: January 12, 1981  
FROM: Petition No. 81-136-SPH Item 105  
SUBJECT: Petition for Special Hearing  
West side of Dundalk Avenue, 263.78 feet South of Sunship Road  
Petitioner- Thomas J. Walsh, et ux

Twelfth District

HEARING: Tuesday, February 3, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## PETITION FOR SPECIAL HEARING

12th District

ZONING: Petition for Special Hearing  
LOCATION: West side of Dundalk Avenue, 263.78 feet South of Sunship Road  
DATE & TIME: Tuesday, February 3, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

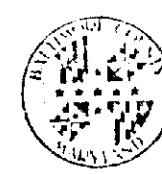
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use as a dental office, and second floor as the use has pre-dated all zoning regulations of Baltimore County, and has been continuous

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Thomas J. Walsh, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 3, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 19, 1981

Peter M. Levin, Esquire  
2001 E. Joppa Road  
Baltimore, Maryland 21234

RE: Petition for Special Hearing  
W/S Dundalk Ave., 263.78' S of  
Sunship Road  
Thomas J. Walsh, et ux  
Case No. 81-136-SPH

Dear Mr. Levin:

This is to advise you that \$63.45 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

January 7, 1981

Peter M. Levin, Esquire  
2001 E. Joppa Road  
Baltimore, Maryland 21234

## NOTICE OF HEARING

RE: Petition for Special Hearing - W/S Dundalk Ave.,  
263.78' S of Sunship Road - Thomas J. Walsh, et ux  
Case No. 81-136-SPH

TIME: 9:30 A.M.

DATE: Tuesday, February 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
Office of Planning and Zoning  
Date: January 12, 1981  
FROM: Petition No. 81-136-SPH Item 105  
SUBJECT: Petition for Special Hearing  
West side of Dundalk Avenue, 263.78 feet South of Sunship Road  
Petitioner- Thomas J. Walsh, et ux

Twelfth District

HEARING: Tuesday, February 3, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. CO. LINS  
DIRECTOR

December 5, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for  
Items 103, 104, 105, and 108 of the Zoning Advisory Committee Meeting  
of December 2, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineering Associate II

MSF/hmd

*Wade  
8-1-86*

PETITION FOR SPECIAL  
HEARING  
12TH DISTRICT

ZONING: Petition for Special Hearing  
LOCATION: West side of Dundalk  
Avenue, 263.78 feet South of Sun-  
ship Road  
DATE & TIME: Tuesday, February  
1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of  
Baltimore County, will hold a public  
hearing.  
Petition for Special Hearing under  
Section 807 of the Baltimore County  
Zoning Regulations, to determine  
whether or not the Zoning Commis-  
sioner should approve a non-  
conforming use as a dual office,  
and second floor as the use has pre-  
sented all zoning regulations of Bal-  
timore County, and has been con-  
sidered.  
All that parcel of land in the  
Twelfth District of Baltimore County  
Beginning for the same on W side  
of Dundalk Avenue at a point dis-  
tant 263.78 ft. southerly from in-  
tersection of W side of Dundalk  
Ave. and S side of Sunship Road,  
thence S 89° 54' W passing through  
center of a partition wall there sit-  
uate 119.54' to S side of common use  
14 ft. alley, thence binding thereon  
S 2° 24' E 14.87', thence running  
easterly thru center of another par-  
tion wall there situate the two  
following courses and distances: N  
27° 42' E 64.16' and N 69° 38' E  
60' to W side of Dundalk Ave. and  
thence binding thereon N 27° 22' W  
37' to place of beginning. Known as  
Lot No. 78, Block No. 1 as shown  
on plat of Dundalk Manor in land  
records of Baltimore County in Plat  
Book 8, Folio 49, improvements  
thereon known as No. 78 Dundalk  
Avenue  
The property of Thomas J. Walsh,  
et al, as shown on plat plan  
 filed with the Zoning Department  
 Hearing Date: Tuesday, February  
8, 1981 at 9:30 A.M.  
Public Hearing: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Jan. 15

## CERTIFICATE OF PUBLICATION

TOWSON, MD., January 15, 1981

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on one time  
or one time successive weeks before the 3rd  
day of February, 1981, the first publication  
appearing on the 15th day of January  
1981.

THE JEFFERSONIAN,  
*Manager*

Cost of Advertisement, \$

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12 Date of Posting: 1/13/81

Posted for: Petition for Special Hearing

Petitioner: Thomas J. Walsh, et al

Location of property: W. S. Dundalk Ave., 263.78' S  
of Sunship Rd.

Location of Signs: front of property (H.B. Dundalk Ave.)

Remarks:

Posted by: Sam Coleman Date of return: 1/23/81

Number of Signs: 1

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: _____	Revised Plans: Change in outline or description _____ Yes _____ No								
Previous case: _____	Map # _____ OFFICE COPY								

Peter M. Levin, Esquire  
2001 E. Joppa Road  
Baltimore, Maryland 21234

cc: HSC Engineering Corp.  
1921 York Road  
Timonium, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day  
of December, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Thomas J. Walsh, et al  
Petitioner's Attorney: Peter M. Levin

Reviewed by: *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## PETITION FOR SPECIAL HEARING 12TH DISTRICT

ZONING: Petition for Special Hearing  
LOCATION: West side of Dundalk  
Avenue, 263.78 feet South of Sun-  
ship Road  
DATE & TIME: Tuesday, February 8, 1981  
at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office  
Building, 111 W. Chesapeake Avenue, To-  
wson, Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a  
public hearing.  
Petition for Special Hearing under Sec-  
tion 807 of the Baltimore County Zoning  
Regulations, to determine whether or not  
the Zoning Commissioner should approve a non-  
conforming use as a dual office, and  
second floor as the use has presented all  
zoning regulations of Baltimore County, and  
has been considered.  
All that parcel of land in the Twelfth  
District of Baltimore County  
Beginning for the same on W side of  
Dundalk Avenue at a point distant 263.78  
feet southerly from intersection of W side of  
Dundalk Ave. and S side of Sunship Rd.,  
thence S 89° 54' W passing thru center of  
a partition wall there situate 119.54' to  
S side of common use 14 ft. alley, thence  
binding thereon S 2° 24' E 14.87', thence  
running easterly thru center of another  
partition wall there situate the two  
following courses and distances: N 27° 42'  
E 64.16' and N 69° 38' E 60' to W side of  
Dundalk Ave. and thence binding thereon  
N 27° 22' W 37' to place of beginning. Known  
as Lot No. 78, Block No. 1 as shown on plat  
of Dundalk Manor in land records of Bal-  
timore County in Plat Book 8, Folio 49, im-  
provements thereon known as No. 78  
Dundalk Ave.  
The property of Thomas J. Walsh,  
et al, as shown on plat plan filed with the  
Zoning Department.  
Hearing Date: Tuesday, February 8, 1981 at  
9:30 A.M.  
Public Hearing: Room 106, County Office  
Building, 111 W. Chesapeake Avenue, To-  
wson, Maryland.  
By Order of  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

### OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 23, 1981

THIS IS TO CERTIFY, that the annexed advertise-  
ment of William Hammond, Zoning Commissioner of Balto-  
County in matter of petition of Thomas J. Walsh  
was inserted in The Dundalk Eagle a weekly news-  
paper published in Baltimore County, Maryland, once one week  
for one successive weeks before the

16th day of January, 1981; that is to say,  
the same was inserted in the issue of

January 15, 1981

Kimbel Publication, Inc.

Publisher.

By: *Kimbel P. Olsh*

No. 095103

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: January 7, 1981 ACCOUNT: 01-662

AMOUNT: \$21.00

RECEIVED FROM: Levi & Friedman

FOR: Filing Fee for Case No. 81-136-SPH

VALIDATION OR SIGNATURE OF CARRIER

136-136-79-11

250.00

No. 095134

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: January 26, 1981 ACCOUNT: 01-662

AMOUNT: \$63.45

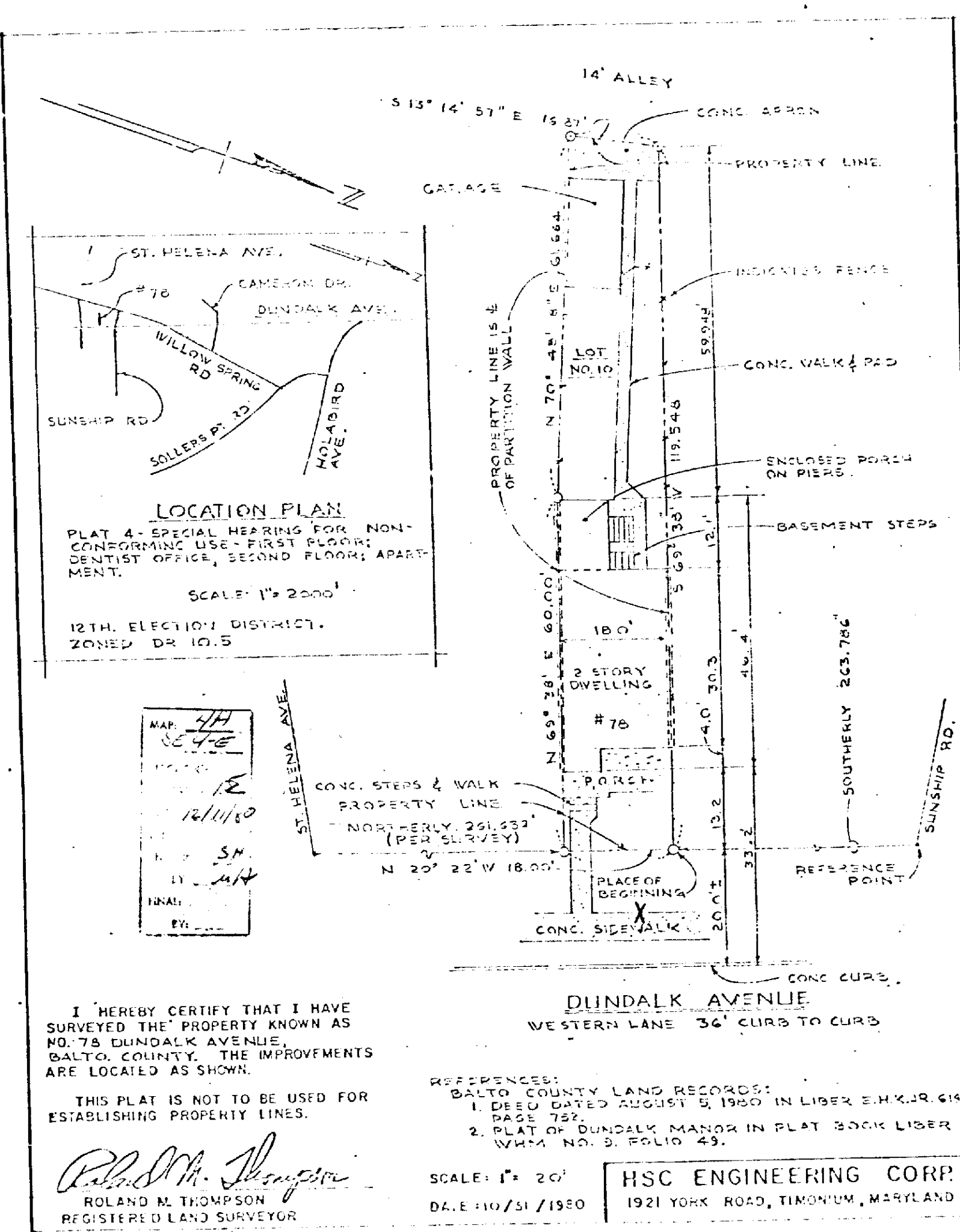
RECEIVED FROM: William E. Lebow

FOR: Adv. Posting for Case No. 81-136-SPH

VALIDATION OR SIGNATURE OF CARRIER

136-136-79-11

634.50



I HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PROPERTY KNOWN AS  
NO. 78 DUNDALK AVENUE,  
BALTO. COUNTY, THE IMPROVEMENTS  
ARE LOCATED AS SHOWN.

THIS PLAT IS NOT TO BE USED FOR  
ESTABLISHING PROPERTY LINES.

*Roland M. Thompson*  
ROLAND M. THOMPSON  
REGISTERED LAND SURVEYOR

REFERENCES:  
BALTO. COUNTY LAND RECORDS:  
1. DEED DATED AUGUST 5, 1960 IN LIBER E.H.K. 49, 642,  
PAGE 157.  
2. PLAT OF DUNDALK MANOR IN PLAT BOOK LIBER  
W.H. NO. 3, FOLIO 49.

SCALE: 1" = 20'  
DATE: 1/13/1980

HSC ENGINEERING CORP.  
1921 YORK ROAD, TIMONIUM, MARYLAND